115.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,600 / 657,600
					USE VALUE:	657,600 / 657,600
					ASSESSED:	657,600 / 657,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN SAVAGE KIMBERLY MULLIN
Owner 2:	
Owner 3:	
Street 1:	163 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALTZMAN LYNN S -
Owner 2:	-
Street 1:	163 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1670 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3344.000	292,600	800	364,200	657,600
Total Card	0.077	292,600	800	364,200	657,600
Total Parcel	0.077	292,600	800	364,200	657,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.87 /Parcel: 393.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73725

GIS Ref

GIS Ref

Insp Date 08/09/18

!8929!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,600	800	3,344.	364,200	657,600		Year end	12/23/2021
2021	101	FV	325,700	800	3,344.	364,200	690,700		Year End Roll	12/10/2020
2020	101	FV	325,800	800	3,344.	364,200	690,800	690,800	Year End Roll	12/18/2019
2019	101	FV	256,900	800	3,344.	359,000	616,700	616,700	Year End Roll	1/3/2019
2018	101	FV	256,900	800	3,344.	275,800	533,500	533,500	Year End Roll	12/20/2017
2017	101	FV	256,900	800	3,344.	260,200	517,900	517,900	Year End Roll	1/3/2017
2016	101	FV	256,900	800	3,344.	239,300	497,000	497,000	Year End	1/4/2016
2015	101	FV	243,400	800	3,344.	223,700	467,900	467,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:10:35

LAST REV

Date	Time
09/09/21	12:34:10
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALTZMAN LYNN S	1554-88	1	1/17/2020		655,000	No	No		
ALBERG ANDREA R	1336-80		4/26/2007	Family	430,000	No	No		
TIERNEY GERALD	1206-73		6/14/1999		230,000	No	No		
	879-31		8/25/1976		31,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2002	18	Redo Bat	7,500	C				
10/26/2000	862	Porch	4,700	C				REPAIR STAIRS-REBU

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
8/9/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
12/1/2008	Meas/Inspect	189	PATRIOT
6/29/2007	MLS	HC	Helen Chinal
6/19/2000	MLS		
2/9/2000	Mailer Sent		
2/9/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3344		Sq. Ft.	Site		0	70.	1.56	6									364,224						364,200	

Total AC/HA:	0.07677	Total SF/SM:	3344	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	364,224	Spl Credit		Total:	364,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	85086
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397564
Depreciation:	104957
Depreciated Total:	292607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

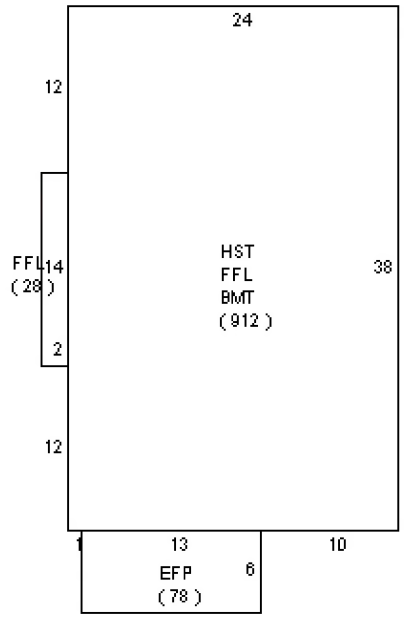
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	122.63
Final Total:	292600	Val/Su SzAd	209.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	178.610	167,889
BMT	Basement	912	64.030	58,395
HST	Half Story	456	178.610	81,444
EFP	Enclos Porch	78	60.890	4,749

Net Sketched Area:	2,386			Total:	312,477
Size Ad	1396	Gross Area	2842	FinArea	1670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 115.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	23X12	A	AV	1990	3.61	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800